

ORDINANCE NO. 2024-02

**AN ORDINANCE REZONING CERTAIN LANDS WITHIN
THE JURISDICTION OF THE TOWN OF FERDINAND**

WHEREAS, a petition has been filed with the Advisory Plan Commission for the Town of Ferdinand by Progressive Investment Company, LLC requesting that certain lands within the jurisdictional area of the Town of Ferdinand commonly known as the cultivated field located West of SR 162 and South of 115 S. Main St., in Ferdinand, Indiana be rezoned from (B-2) Commercial to (I) Industrial, said real estate in Dubois County, Indiana being more particularly described on the attached Exhibit A.

WHEREAS, the Advisory Plan Commission for the Town of Ferdinand held a public hearing on the 28th day of February, 2024 at the hour of 7:00 p.m. pursuant to notice posted and published according to law; and

WHEREAS, the Advisory Plan Commission for the Town of Ferdinand has given a favorable recommendation to the Town Council that the herein described real estate should be rezoned from (B-2) Commercial to (I) Industrial; and

WHEREAS, the Town Council has given reasonable regard to the Comprehensive Plan, current conditions, the character of current structures, the character of current uses, the most desirable use which lands are adapted, conservation of property values, and responsible development.

NOW THEREFORE, BE IT ORDAINED by the Town Council of the Town of Ferdinand, as follows:


SECTION I: The real estate described on Exhibit A is hereby rezoned and reclassified from (B-2) Commercial to (I) Industrial and the map entitled Zoning Town of Ferdinand, Indiana, which is a part of the Zoning Ordinance of the Town of Ferdinand, is hereby amended accordingly.

SECTION II: This Ordinance shall become effective and shall be in full force and effect from the date hereof.

PASSED AND ADOPTED BY THE TOWN COUNCIL THE TOWN OF FERDINAND, this 26 day of MARCH, 2024.

TOWN COUNCIL OF THE
TOWN OF FERDINAND, INDIANA

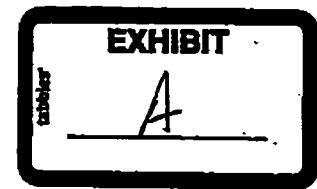

KENNETH J. SICARD, President


RON WEYER, Member


DEBRA JOHNSON, Member

ATTEST:


TAMARA M. MILLER, Clerk-Treasurer



A part of the Southwest Quarter of the Northwest Quarter of Section 33, Township 3 South, Range 4 West, described as follows: Beginning 176 feet South of the Northwest corner of said Quarter-Quarter Section; thence South 00 degrees 00 minutes West 1151.48 feet to an existing corner stone at the southwest corner of said Quarter-Quarter Section; thence North 89 degrees 38 minutes East 120.30 feet along the south line of said Quarter-Quarter Section to the west right-of-way line of State Road 162; thence North 07 degrees 46 minutes East (State Highway has South 07 degrees 21 minutes 16 seconds West) 171.76 feet along said right-of-way to an existing concrete marker; thence North 16 degrees 27 minutes 40 seconds East (State Highway has North 15 degrees 08 minutes 03 seconds East) 97.90 feet along said highway right-of-way to an existing right-of-way marker; thence North 10 degrees 45 minutes 30 seconds East 602.60 feet (State Highway has this bearing and distance as North 10 degrees 22 minutes 42 seconds East 600.80 feet) along said highway right-of-way to an existing right-of-way marker; thence North 08 degrees 37 minutes 11 seconds East (State Highway has this bearing as North 08 degrees 24 minutes 25 seconds East) 298.20 feet along said highway right-of-way to an existing iron pipe at the southeast corner of a 1.71 acre tract heretofore conveyed; thence North 90 degrees 00 minutes West 330.53 feet to the point of beginning and containing 6.04 acres, more or less.

EXCEPTING THEREFROM:

A part of the Southwest Quarter of the Northwest Quarter of Section 33, Township 3 South, Range 4 West, described as follows: Beginning at a corner stone marking the southwest corner thereof; thence North 00 degrees 00 minutes East 275.98 feet to the southwest corner of a 5.23 acre tract; thence South 73 degrees 34 minutes East 168.19 feet to an existing steel stake on the west right-of-way line of State Road 162; thence South 16 degrees 27 minutes 40 seconds West (State Highway bearing is South 15 degrees 08 minutes 03 seconds West) 59.90 feet along said right-of-way line to an existing concrete marker; thence South 07 degrees 46 minutes West (State Highway has South 07 degrees 21 minutes 16 seconds West) 171.76 feet along said right-of-way line to the south line of said quarter-quarter; thence South 89 degrees 38 minutes West 120.30 feet to the point of beginning and containing 0.81 acre, more or less.

Containing after said exception 5.23 acres.
